



The San Antonio Tree Preservation Ordinance which is effective throughout San Antonio and its extraterritorial jurisdictional area (ETJ), requires that a Tree Permit be obtained before site work is initiated. This permit can be applied for at any stage of development.

Protected trees are defined as:

Common Name	Significant DBH* ¹	Heritage DBH* ¹
All tree species except the Tree Species listed below	6"	24"
Mesquite, Huisache, Ash* ² , Ashe Juniper* ² , Hackberry* ²	10"	24"
Small Tree Species- Condalia, Crabapple, Texas Persimmon, Possum Haw, Texas Redbud, Texas Mountain Laurel	5"* ²	12"* ²

*¹ DBH = Diameter inches measured 4.5' above ground level

*² Only the largest trunk is measured and that is the value used for calculations

At the **Master Development Plan (MDP)** stage a only a Master Tree Stand Delineation Plan is required (no site work may be initiated with this approval). This includes an aerial photo with an overlay of the project, an outline of the tree area(s) and basic non-committal information including type of trees and understory and square foot area of tree canopy.

For all platting, site work, and building permits a **Tree Affidavit/Permit** application must be submitted. There are 4 options to choose from on the application. **Option 1** is used when no protected trees are on the site; **Option 2** is used when the proposed activity will not damage or remove a protected tree; **Option 3** is used with a

vested rights determination; and **Option 4** is used when protected trees will be removed. For platting only with Option 2 an overlay of the plat may be submitted. To obtain a Tree Permit, Option 4 which allows for the removal of protected trees, a **Tree Preservation Plan** is required which includes:

- ❖ A **Tree Survey** or **Aerial Photo** with:
 - existing and proposed topography;
 - location of property lines, set backs, easements, existing or proposed right-of-ways, sidewalks, improvements and staging areas;
 - location, species and size in diameter inches of each protected tree and any mitigation tree(s) or tree canopy area(s) to be preserved and those area(s) to be removed with the heritage trees indicated.
- ❖ A **Tree Inventory** that summarizes:
 - total number of diameter inches of each category of significant (separate those protected at 5", 6" and 10") and heritage tree(s) or total tree canopy area;
 - inches to be removed and to be preserved or tree canopy area(s) to be removed and preserved;
 - mitigation trees (existing trees less than protected size can be considered).
- ❖ **Tree Protection Specifications** and details.

Preservation Required

For **Commercial, Multifamily and Other Development**, unless a Tree Stand Delineation is used, significant trees are located and tagged on the site excluding street right-of-ways (ROW) and easements. Forty percent (40%) of the total diameter inches of significant trees must be preserved. Heritage trees are preserved at 100%, but can be mitigated. Up to 40 of the required 70 landscape points may be achieved

by preservation of trees. (See Landscape Ordinance Brochure)

Removal of protected trees on existing commercial properties requires a permit.

For **Single Family Residential Development**, Significant trees on each lot are located excluding street ROW and easements and 35% of the total diameter inches of significant trees must be preserved. Heritage trees are preserved at 100% of the entire lot. In addition, the homebuilder is required to plant, two native 2-inch shade trees on each lot with a home.

Residential sites where construction has been completed, the home is occupied and is not to be redeveloped, do not require a permit unless it is in an Historic District.

Tree preservation is 80% for significant and 100% for heritage in **Floodplain** areas.

Tree Stand Delineation (TSD) Option

As an alternative to the tree survey or tree canopy method, the TSD option allows for the use of an aerial photo with an overlay of the development. There must be contiguous tree canopy that is greater than 20,000 sq ft with native understory. The minimum tree canopy to be preserved is 30% at the MDP stage and 35% at the plat or building permit stage for commercial and residential. No heritage tree survey is required and the entire site outside the floodplain is included. No mitigation is allowed.

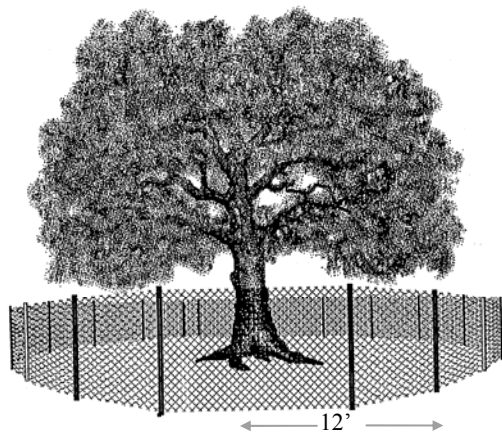
Mitigation

Trees can be removed down to 10% of the total if mitigated. Significant Small Trees Species and Mesquite, Huisache, Ash Juniper, Ash and Hackberry heritage trees are mitigated at a ratio of 1" to 1". Other heritage trees are mitigated at a 3:1 ratio. In lieu of planting mitigation trees, payment may be made to the Tree Mitigation Fund. Revenue collected in this fund will be used to support tree planting throughout the City of San Antonio.

The location of all proposed buildings and improvements should be oriented in a manner which allows for the saving of the greatest number and diversity of trees. All Tree Preservation, Landscape and Streetscape requirements may be met through the preservation of trees and understory vegetation on the site and when preserved, will not require irrigation.

Root Protection Zone (RPZ)

Tree protection fencing must include the (RPZ). The required RPZ is 1' for every 1" DBH for commercial projects. A tree fencing inspection is required before initiation of site work. Although there is no RPZ for residential projects, it is recommended that trees be protected to insure long term health of the tree(s). A six-inch (6") layer of coarse mulch on the RPZ may be required.



A 12" DBH tree would have a RPZ with a radius of 12' from the trunk for a commercial site.

Inspections

Field inspections are initiated upon submittal of a Tree Affidavit/Preservation Permit application. Trees and vegetation designated to be preserved need to be protected. A pre-construction meeting may occur at this time. Tree protection fencing must be maintained for the duration of the construction. Final inspections are required. *****

Incentives and Alternatives

Sidewalk and setback variances and reduction in parking spaces may be considered in order to preserve trees. Variances due to a site hardship may be requested in writing to the City Arborist.

Trees may not be damaged or removed from city right-of-ways/parkways/medians without a permit from the City Arborist.

Violations

Any person(s) violating this division shall be subject to a civil penalty up to \$1,000 per violation or a criminal penalty of up to \$200 per violation per day. A double fee or \$2,000, whichever is greater, will be assessed for work without a permit.

Basic Fees

	Residential	Commercial
Tree Permit	\$35/Lot (\$2,000 Maximum)	\$75/Acre (No Maximum)
Affidavit Option 1 (No Protected Trees)	\$35/Lot (\$1,000 Maximum)	\$75/Acre (\$2,000 Maximum)
Tree Canopy Enhancement	\$15/lot	\$25/Acre
Plan Review Fee	\$75	\$75

Miscellaneous Fees

Tree Certification Credit	\$100/project & \$1/inch (Tree Mitigation Fund)
Tree Warranty	\$100
Tree Mitigation	\$100/inch (Tree Mitigation Fund)
Tree Maintenance License	\$150/Three Years (Four Hours Continuing Education Required)

TREE PRESERVATION ORDINANCE



CITY OF SAN ANTONIO

DEPARTMENT OF DEVELOPMENT SERVICES

For more information contact DSD at:
P.O. Box 839966, 1901 South Alamo St.
San Antonio, TX 78283-3966
(210) 207-8265 / Fax (210) 207-6073

Website:

<http://www.sanantonio.gov/dsd/environmental.asp>

Revised June 2007